

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Platinum Title Services of Florida  
Jessica Davis, President  
730 East Strawbridge Ave., Suite 203  
Melbourne, FL 32901  
Our File No.: **22-07-5142**  
Property Appraisers Parcel Identification (Folio) Number: 29-37-21-GQ-837-13  
State of Florida Deed Documentary Stamps paid on this transaction: \$ 1785

## **WARRANTY DEED**

THIS WARRANTY DEED, made the 18 day of August, 2022 by Michael Blank and Holly Blank, husband and wife whose post office address is 9302 71st Ave. E., Palmetto, FL 34221 herein called the Grantors, to Kassie Glancy whose post office address is 1298 Sanchez St SE, Palm Bay, FL 32909, hereinafter called the Grantee:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in PALM BEACH County, State of Florida, viz.:

**Lot 13, Block 837, Port Malabar Unit Seventeen, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 99 through 108, inclusive, of the Public Records of Brevard County, Florida.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.**

**TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**

**TO HAVE AND TO HOLD, the same in fee simple forever.**

**AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.**

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Veronica Edwards

Witness #1 Signature

Veronica Edwards

Witness #1 Printed Name

Michael Blank

Michael Blank

Holly Blank

Holly Blank

Colton Ortiz

Witness #2 Signature

Colton Ortiz

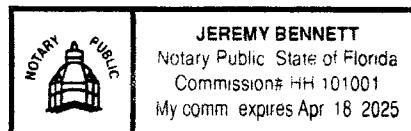
Witness #2 Printed Name

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me before me by mean of  Physical presence or  online notarization this 18 day of August, 2022 by Michael Blank and Holly Blank who  are personally known to me or  have produced Re Dic as identification.

SEAL



Notary Public

Jeremy Bennett

Printed Notary Name Jeremy Bennett  
My Commission Expires: April 18 2025